

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

SPECIAL MEETING OF OCTOBER 17, 1996

There will be a special meeting of the Manistee City Planning Commission to be held on Thursday, October 17, 1996 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA


- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
 - A. Public Hearing:
 - 1. Duane Jones, Great Lakes Real Estate - Special Use Permit
 - B. Site Plan Reviews:
 - 1. Olesons's Food Store Addition
 - 2. Dr. Peterson - 206 Cypress Street
 - 3.
 - C. Questions, Concerns and Consideration of Matters
 - 1. Dave Hoffman - Harbor Village
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (10/3/96)
 - B. Unfinished Business:
 - 1.
 - 2.
 - C. Other Communications:
 - 1.
 - 2.
 - D. New Business:
 - 1.
 - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, City Code Administrator
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Dale Picardat, Community Development Officer
Julie Beardslee, Assessor

CODE ADMINISTRATOR CITY OF MANISTEE

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose 

DATE: October 8, 1996

RE: October 17, 1996, Special Meeting

We will be holding a Special Meeting of the Planning Commission on Thursday, October 17, 1996 in the Council Chambers. This meeting is for the request made by Mr. Duane Jones at the October 3rd meeting. You received copies of the Special Use Permit Application at the meeting, so none are included in this mailing. Enclosed are copies of the Agenda and minutes for your review.

If you are unable to attend the meeting please call Denise as soon as possible. If you have any questions please call me. We will see you at the meeting.

JRR:djm

Enclosures

10.17.96

SITE PLAN REVIEW

NAME: Dr. Stephen Peterson
1860 Surfside Drive
Manistee, MI 49660

PROPOSED USE: Office

ZONING DISTRICT: C-1

PARCEL CODE: 51-51-574-707-01
206 Cypress Street

USE IS: ☒ Permitted
☐ Special
☐ Not Permitted

BULK REGULATIONS

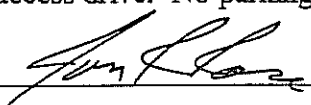
| | REQUIRED BY ZONING | PROPOSED IN PLAN | COMPLIANCE | |
|--|--|---------------------|--------------------------|--------------------------|
| | | | YES | NO |
| PARCEL SIZE: (Non-conforming as per 8003.C) | 20,000 | 15,310 | <input type="checkbox"/> | X |
| STREET FRONTAGE: | 120' | 122' | X | <input type="checkbox"/> |
| SETBACKS | | | | |
| FRONT YARD (US-31) | 30' | 30' | X | <input type="checkbox"/> |
| | (Second St) 30' To be discussed at meeting. | 21' | | |
| SIDE YARD | 10' | 80' | X | <input type="checkbox"/> |
| REAR YARD | 20' | 20' | X | <input type="checkbox"/> |
| WATERFRONT | N/A | N/A | <input type="checkbox"/> | <input type="checkbox"/> |
| HEIGHT: | 30' | <30' | X | <input type="checkbox"/> |
| PARKING: | 1 per 200 sq. ft. = 7, 1 per 2 employees | 19 | X | <input type="checkbox"/> |
| BUILDING AREA: | | 1,330 | X | <input type="checkbox"/> |

SPECIAL DISTRICTS

| | APPLIES? | | APPROVED? | |
|--------------------|--------------------------|----|--------------------------|--------------------------|
| | YES | NO | YES | NO |
| HISTORIC OVERLAY: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| HIGH RISK EROSION: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOD PLAIN: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| SOIL EROSION: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |

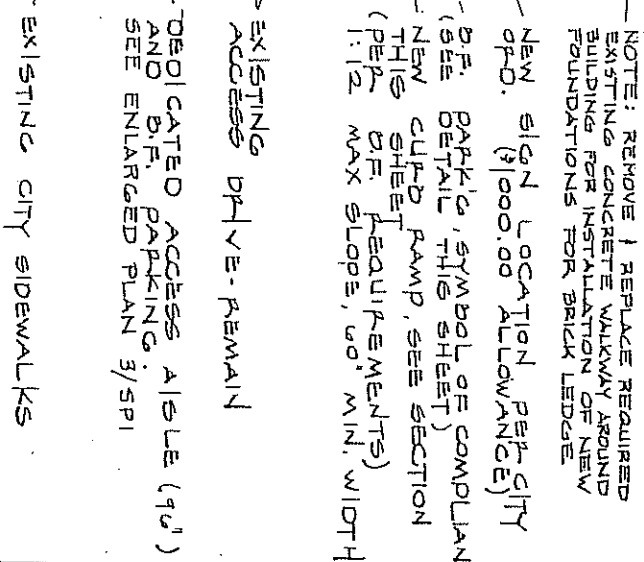
OTHER: Need access drive. No parking in front yard (5004.D.3.a).

REVIEWED BY:



DATE:

10/17/96



SITE PLAN REVIEW

NAME: G.D.O. Investments
160 Memorial Drive
Manistee, MI 49660

PROPOSED USE: Grocery Store

ZONING DISTRICT: C-4

PARCEL CODE: 51-51-146-726-01
Olesons Food Store

USE IS: ☒ Permitted
☐ Special
☐ Not Permitted

BULK REGULATIONS


| | REQUIRED BY ZONING | PROPOSED IN PLAN | COMPLIANCE | |
|------------------|-----------------------|---------------------|--------------------------|--------------------------|
| | | | YES | NO |
| PARCEL SIZE: | 2,500 | 200,000 | X | <input type="checkbox"/> |
| STREET FRONTAGE: | 25' | 1,000 | <input type="checkbox"/> | <input type="checkbox"/> |
| SETBACKS | | | | |
| FRONT YARD | 0 | 50' | X | <input type="checkbox"/> |
| SIDE YARD | 0 | N/A | <input type="checkbox"/> | <input type="checkbox"/> |
| REAR YARD | 6' | N/A | <input type="checkbox"/> | <input type="checkbox"/> |
| WATERFRONT | 50' | N/A | <input type="checkbox"/> | <input type="checkbox"/> |
| HEIGHT: | 30' | 18' | X | <input type="checkbox"/> |
| PARKING: | N/A | N/A | <input type="checkbox"/> | <input type="checkbox"/> |
| BUILDING AREA: | N/A | 3,000' addition | X | <input type="checkbox"/> |

SPECIAL DISTRICTS

| | APPLIES? | | APPROVED? | |
|--------------------|--------------------------|----|--------------------------|--------------------------|
| | YES | NO | YES | NO |
| HISTORIC OVERLAY: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| HIGH RISK EROSION: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOD PLAIN: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| SOIL EROSION: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |

OTHER:

REVIEWED BY:



DATE:

10/17/95

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